121.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,000 / 821,000
					USE VALUE:	821,000 / 821,000
					ASSESSED:	821,000 / 821,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WADSWORTH MARY DEIRDRE
Owner 2:	
Owner 3:	
Street 1:	25 PEABODY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WADSWORTH BERNARD F -
Owner 2:	WADSWORTH M DIERDRE -
Street 1:	25 PEABODY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,867 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 2568 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2867.000	388,400		432,600	821,000
Total Card	0.066	388,400		432,600	821,000
Total Parcel	0.066	388,400		432,600	821,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.69 | /Parcel: 319.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77810
GIS Ref
GIS Ref
Insp Date 04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 121.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,200	0	2,867.	432,600	820,800	820,800	Year End Roll	12/18/2019
2019	101	FV	307,900	0	2,867.	456,700	764,600	764,600	Year End Roll	1/3/2019
2018	101	FV	307,900	0	2,867.	336,500	644,400	644,400	Year End Roll	12/20/2017
2017	101	FV	307,900	0	2,867.	322,100	630,000	630,000	Year End Roll	1/3/2017
2016	101	FV	307,900	0	2,867.	298,000	605,900	605,900	Year End	1/4/2016
2015	101	FV	300,300	0	2,867.	250,000	550,300	550,300	Year End Roll	12/11/2014
2014	101	FV	300,300	0	2,867.	244,200	544,500	544,500	Year End Roll	12/16/2013
2013	101	FV	300,300	0	2,867.	232,700	533,000	533,000		12/13/2012

!9343!

PRINT

Date	Time
12/10/20	23:50:09

LAST REV

Date	Time
07/31/19	10:48:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9343

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADSWORTH BERNA	55786-253		11/9/2010	Convenience	99	No	No		
	10677-489		10/27/1964			No	No		N

USER DEFINED

Prior Id # 1:	77810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2003	979	Renovate	10,000	C		G6	GR FY06	REMOD EXISTG EFP

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
3/14/2012	Inspected	BR	B Rossignol
12/1/2008	Meas/Inspect	163	PATRIOT
8/2/2005	Fieldrev-Chg	BR	B Rossignol
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2867		Sq. Ft.	Site		0	90.	1.68	10			View	-5					432,640						432,600	

Total AC/HA: 0.06582 | Total SF/SM: 2867 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,640 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17093658
Const Adj.:	1.04789460
Adj $ / SQ:	153.377
Other Features:	96000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527704
Depreciation:	139314
Depreciated Total:	388390

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

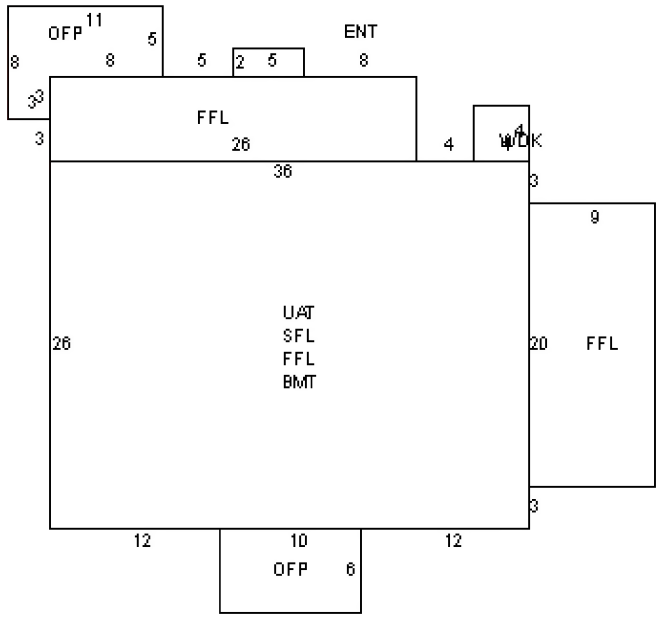
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.71
Special Features:	0	Val/Su Net:	118.74
Final Total:	388400	Val/Su SzAd	192.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,220	153.380	187,120
BMT	Basement	884	60.970	53,895
SFL	Second Floor	796	153.380	122,027
UAT	Upper Attic	221	73.620	16,270
OFP	Open Porch	124	31.230	3,873
WDK	Deck	16	16.770	268
ENT	ENTRY	10	27.660	277
	Net Sketched Area:	3,271	Total:	383,730
Size Ad	2015.5999	Gross Are	4022	FinArea 2568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	